| 099.0 | 0001 | 0005.B | 1 of 1 | Residential | | Total Card / Total Parcel |
|---|---|---|---|---|---|---|
| Map | Block | Lot | CARD | ARLINGTON | APPRAISED: | 673,600 / 673,600 |
| | | | | | USE VALUE: | 673,600 / 673,600 |
| | | | | | ASSESSED: | 673,600 / 673,600 |

## PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|---|---|---|
| 128 | | WINCHESTER RD, ARLINGTON |

## OWNERSHIP

Unit #:

| | |
|---|---|
| Owner 1: | ROCHE KEVIN T & ELLEN T/TR |
| Owner 2: | |
| Owner 3: | |
| Street 1: | 18 STONY BROOK RD |
| Street 2: | |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry: Own Occ: N |
| Postal: | 02476 Type: |

## PREVIOUS OWNER

| | |
|---|---|
| Owner 1: | ROCHE KEVIN & ELLEN - |
| Owner 2: | - |
| Street 1: | 18 STONY BROOK RD |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry: |
| Postal: | 02476 |

## NARRATIVE DESCRIPTION

This parcel contains 6,870 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1959, having primarily Aluminum Exterior and 1040 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

## OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|---|---|---|---|

## PROPERTY FACTORS

| Item | Code | Description | % | Item | Code | Description |
|---|---|---|---|---|---|---|
| Z | R1 | SINGLE FA | 100 | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exmpt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | 1 | Level |
| s | | | | Street | | |
| t | | | | Gas: | | |

## IN PROCESS APPRAISAL SUMMARY

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value |
|---|---|---|---|---|---|
| 101 | 6870.000 | 235,300 | | 438,300 | 673,600 |
| Total Card | 0.158 | 235,300 | | 438,300 | 673,600 |
| Total Parcel | 0.158 | 235,300 | | 438,300 | 673,600 |

Source: Market Adj Cost | Total Value per SQ unit /Card: 647.69 | /Parcel: 647.6

**Legal Description**

**User Acct** 64227

**GIS Ref**

**GIS Ref**

**Insp Date** 06/18/09

Entered Lot Size

Total Land:

Land Unit Type:

## PREVIOUS ASSESSMENT

Parcel ID 099.0-0001-0005.B

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|---|---|---|---|---|---|---|---|---|---|---|
| 2020 | 101 | FV | 235,300 | 0 | 6,870. | 438,300 | 673,600 | 673,600 | Year End Roll | 12/18/2019 |
| 2019 | 101 | FV | 205,500 | 0 | 6,870. | 444,500 | 650,000 | 650,000 | Year End Roll | 1/3/2019 |
| 2018 | 101 | FV | 205,500 | 0 | 6,870. | 331,800 | 537,300 | 537,300 | Year End Roll | 12/20/2017 |
| 2017 | 101 | FV | 205,500 | 0 | 6,870. | 300,500 | 506,000 | 506,000 | Year End Roll | 1/3/2017 |
| 2016 | 101 | FV | 205,500 | 0 | 6,870. | 288,000 | 493,500 | 493,500 | Year End | 1/4/2016 |
| 2015 | 101 | FV | 204,600 | 0 | 6,870. | 244,200 | 448,800 | 448,800 | Year End Roll | 12/11/2014 |
| 2014 | 101 | FV | 204,600 | 0 | 6,870. | 231,700 | 436,300 | 436,300 | Year End Roll | 12/16/2013 |
| 2013 | 101 | FV | 204,600 | 0 | 6,870. | 220,400 | 425,000 | 425,000 | | 12/13/2012 |

!7999!

**PRINT**

| Date | Time |
|---|---|
| 12/10/20 | 22:35:34 |

**LAST REV**

| Date | Time |
|---|---|
| 11/23/15 | 13:47:30 |

philc

## SALES INFORMATION

TAX DISTRICT

PAT ACCT. 7999

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes |
|---|---|---|---|---|---|---|---|---|---|
| ROCHE KEVIN & E | 64799-118 | | 1/15/2015 | Convenience | 10 | No | No | | |
| VISCOMI DOMINIC | 54782-72 | | 6/3/2010 | | 408,000 | No | No | | |
| VISCOMI DOMINIC | 54762-200 | | 6/1/2010 | Family | 1 | No | No | | |
| VISCOMI DOMINIC | 23235-141 | | 5/27/1993 | | | No | No | | F |

## BUILDING PERMITS

| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment |
|---|---|---|---|---|---|---|---|---|
| 10/21/2015 | 1596 | Siding | 16,000 | | | | | |
| 10/8/2015 | 1515 | New Wind | 1,435 | | | | | |
| 10/11/2011 | 1271 | Manual | 2,300 | | | | | replace existing s |
| 7/20/2010 | 844 | Redo Kit | 35,000 | | | G | GROWTH | 1/2 BATH IN BMT TO |

## ACTIVITY INFORMATION

| Date | Result | By | Name |
|---|---|---|---|
| 11/23/2015 | Permit Insp | PC | PHIL C |
| 3/10/2011 | Info Fm Prmt | BR | B Rossignol |
| 6/18/2009 | Measured | 189 | PATRIOT |
| 11/9/1999 | Mailer Sent | | |
| 10/20/1999 | Measured | 256 | PATRIOT |
| 8/29/1991 | | KT | |

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

## USER DEFINED

| | |
|---|---|
| Prior Id # 1: | 64227 |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| ASR Map: | |
| Fact Dist: | |
| Reval Dist: | |
| Year: | |
| LandReason: | |
| BldReason: | |
| CivilDistrict: | |
| Ratio: | |

## LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 101 | One Family | | 6870 | | Sq. Ft. | Site | | 0 | 70. | 0.91 | 5 | | | | | | | | | 438,268 | | | | | | 438,300 | |

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| Total AC/HA: | 0.15771 | Total SF/SM: | 6870 | Parcel LUC: | 101 | One Family | Prime NB Desc: | ARLINGTON | |
| Total: | 438,268 | Spl Credit | | Total: | 438,300 | | | | |

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

## EXTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Type: | 19 - Ranch | | |
| Sty Ht: | 1 - 1 Story | | |
| (Liv) Units: | 1 | Total: | 1 |
| Foundation: | 1 - Concrete | | |
| Frame: | 1 - Wood | | |
| Prime Wall: | 3 - Aluminum | | |
| Sec Wall: | | | % |
| Roof Struct: | 1 - Gable | | |
| Roof Cover: | 1 - Asphalt Shgl | | |
| Color: | BEIGE | | |
| View / Desir: | | | |

## GENERAL INFORMATION

| | | | |
|---|---|---|---|
| Grade: | C - Average | | |
| Year Blt: | 1959 | Eff Yr Blt: | |
| Alt LUC: | | Alt %: | |
| Jurisdict: | G12 | Fact: | . |
| Const Mod: | | | |
| Lump Sum Adj: | | | |

## INTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Avg Ht/FL: | STD | | |
| Prim Int Wall | 2 - Plaster | | |
| Sec Int Wall: | | | % |
| Partition: | T - Typical | | |
| Prim Floors: | 3 - Hardwood | | |
| Sec Floors: | | | % |
| Bsmnt Flr: | 12 - Concrete | | |
| Subfloor: | | | |
| Bsmnt Gar: | 1 | | |
| Electric: | 3 - Typical | | |
| Insulation: | 2 - Typical | | |
| Int vs Ext: | | | |
| Heat Fuel: | 2 - Gas | | |
| Heat Type: | 1 - Forced H/Air | | |
| # Heat Sys: | 1 | | |
| % Heated: | 100 | % AC: | |
| Solar HW: | NO | Central Vac: | NO |
| % Com Wall | | % Sprinkled: | |

## BATH FEATURES

| | | | |
|---|---|---|---|
| Full Bath | 1 | Rating: | Very Good |
| A Bath: | | Rating: | |
| 3/4 Bath: | 1 | Rating: | Very Good |
| A 3QBth | | Rating: | |
| 1/2 Bath: | | Rating: | |
| A HBth: | | Rating: | |
| OthrFix: | | Rating: | |

## OTHER FEATURES

| | | | |
|---|---|---|---|
| Kits: | 1 | Rating: | Very Good |
| A Kits: | | Rating: | |
| Frpl: | 2 | Rating: | Average |
| WSFlue: | | Rating: | |

## CONDO INFORMATION

| | |
|---|---|
| Location: | |
| Total Units: | |
| Floor: | |
| % Own: | |
| Name: | |

## DEPRECIATION

| | | | |
|---|---|---|---|
| Phys Cond: | GD - Good | 18. | % |
| Functional: | | | % |
| Economic: | | | % |
| Special: | | | % |
| Override: | | | % |
| | Total: | 18.6 | % |

## CALC SUMMARY

| | |
|---|---|
| Basic $ / SQ: | 95.00 |
| Size Adj.: | 1.35000002 |
| Const Adj.: | 0.99989998 |
| Adj $ / SQ: | 128.237 |
| Other Features: | 102500 |
| Grade Factor: | 1.00 |
| NBHD Inf: | 1.00000000 |
| NBHD Mod: | |
| LUC Factor: | 1.00 |
| Adj Total: | 289110 |
| Depreciation: | 53774 |
| Depreciated Total: | 235335 |

## COMMENTS

## RESIDENTIAL GRID

| 1st Res Grid | Desc: | Line 1 | # Units: | 1 |
|---|---|---|---|---|

| Level | FY | LR | DR | D | K | FR | RR | BR | FB | HB | L | O |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Other | | | | | | | | | | | | |
| Upper | | | | | | | | | | | | |
| Lvl 2 | | | | | | | | | | | | |
| Lvl 1 | | | | | | | | | | | | |
| Lower | | | | | | | | | | | | |
| Totals | RMs: 7 | | BRs: 3 | | Baths: 1 | | HB | | | | | |

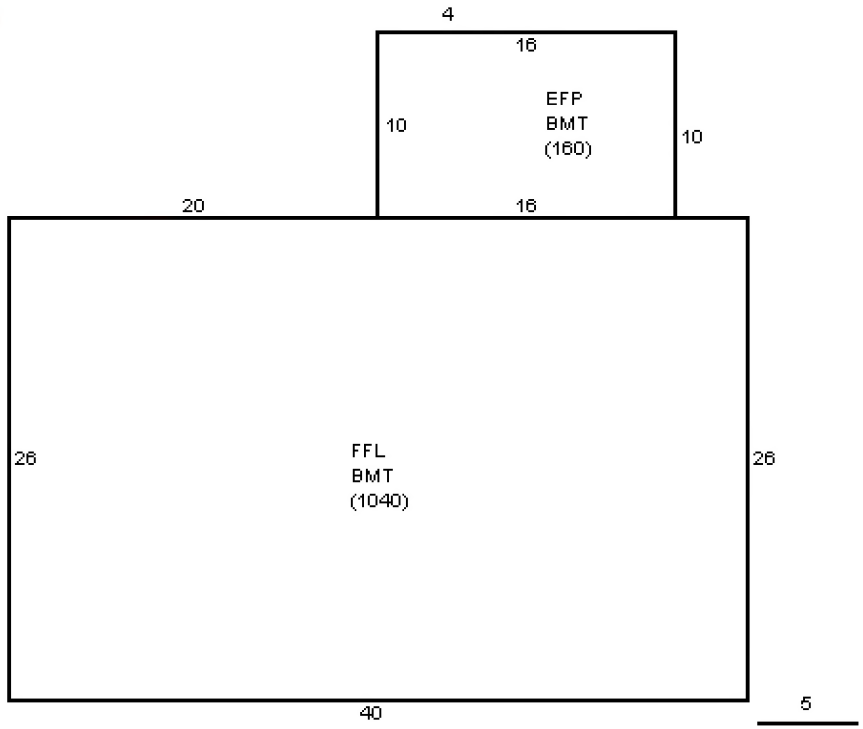
## REMODELING

| | |
|---|---|
| Exterior: | |
| Interior: | |
| Additions: | |
| Kitchen: | |
| Baths: | |
| Plumbing: | |
| Electric: | |
| Heating: | |
| General: | |

## RES BREAKDOWN

| No Unit | RMS | BRS | FL |
|---|---|---|---|
| 1 | 7 | 3 | |
| Totals | | | |
| 1 | 7 | 3 | |

## SKETCH




## SUB AREA

| Code | Description | Area - SQ | Rate - AV | Undepr Value |
|---|---|---|---|---|
| BMT | Basement | 1,200 | 38.470 | 46,165 |
| FFL | First Floor | 1,040 | 128.240 | 133,367 |
| EFP | Enclos Porch | 160 | 44.240 | 7,078 |
| | Net Sketched Area: | 2,400 | Total: | 186,610 |
| Size Ad | 1040 | Gross Are | 2400 | FinArea 1040 |

## SUB AREA DETAIL

| Sub Area | % Usbl | Descrip | % Type | Qu | # Ten |
|---|---|---|---|---|---|

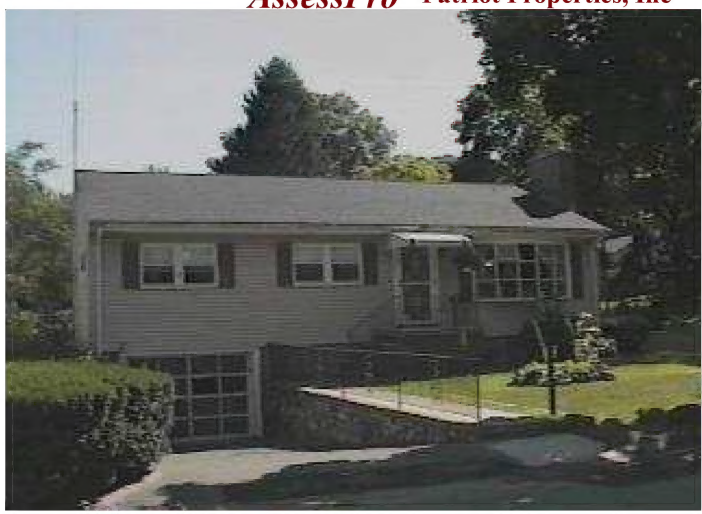
## COMPARABLE SALES

| Rate | Parcel ID | Typ | Date | Sale Price |
|---|---|---|---|---|
| WtAv$/SQ: | | AvRate: | | Ind.Val |

| | | | |
|---|---|---|---|
| Juris. Factor: | 1.00 | Before Depr: | 128.24 |
| Special Features: | 0 | Val/Su Net: | 98.04 |
| Final Total: | 235300 | Val/Su SzAd | 226.25 |

## IMAGE

AssessPro Patriot Properties, Inc



## MOBILE HOME

Make: | Model: | Serial #: | Year: | Color:

## SPEC FEATURES/YARD ITEMS

PARCEL ID 099.0-0001-0005.B

| Code | Description | A | Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep | LUC | Fact | NB Fa | Appr Value | JCod | JFact | Juris. Value |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

More: N | Total Yard Items: | Total Special Featues: | Total: